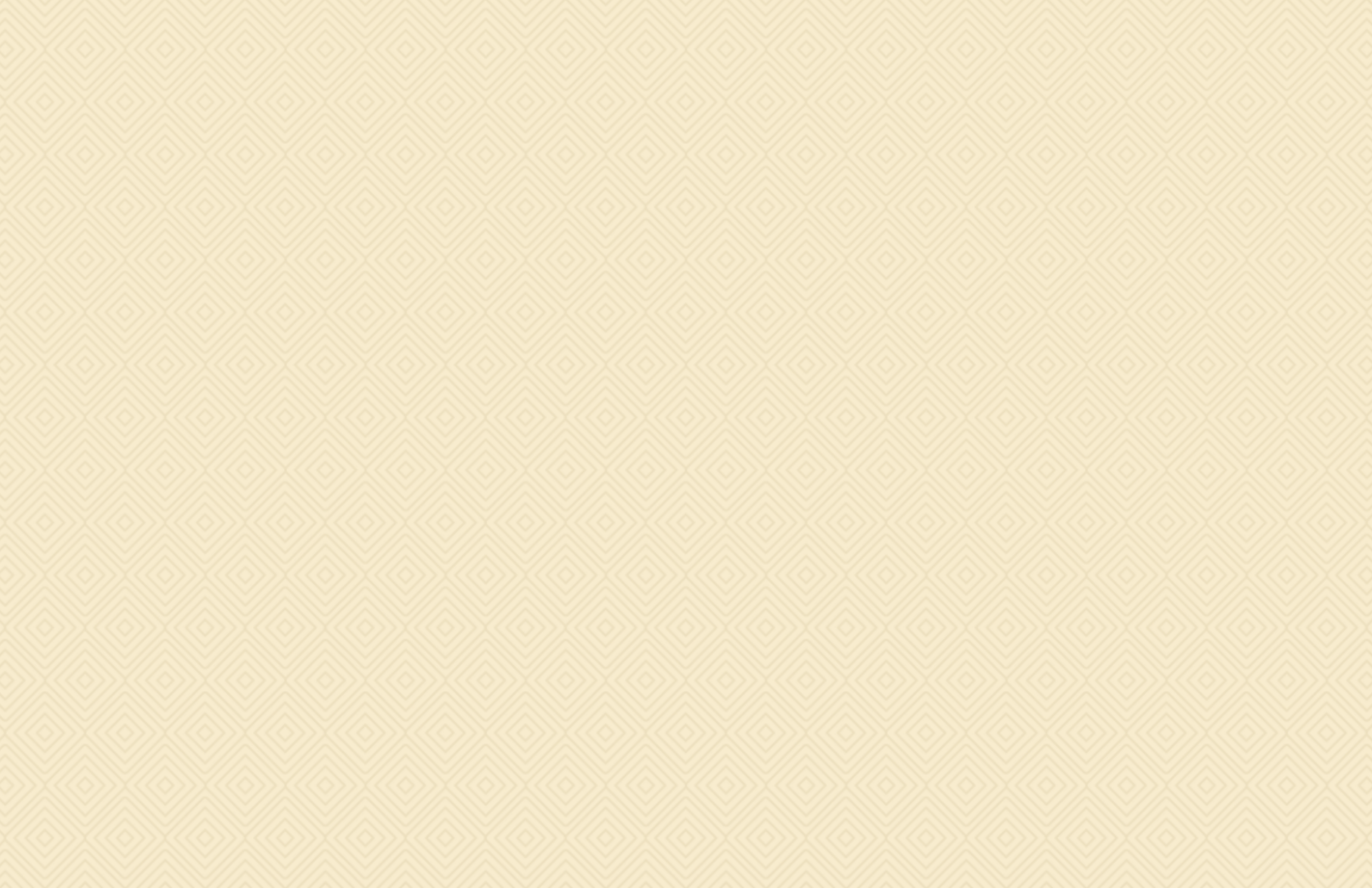


SURYA
EMERALD
Precious Living

3 & 4 BHK ULTRA MODERN APARTMENTS



Fascinating
amalgamation
of RARITY
and RICHNESS



Since ages, mankind has been fascinated by the allure of exclusivity. Precious metals and gemstones signify this eternal quest for the hard to find richness.

Emerald, world's most popular and precious gem, simply reflects the mankind's urge for possessing the rarest and the best by all means.

Surya Emerald is crafted to reflect the same shine and glitter of rarity and exclusivity. Just as an emerald is formed after years of evolution and crystallized after immense hard work; Surya Emerald is being realized with years of experience and immensely deep-rooted insights of designing and defining new standards of precious living.

Get set to be dazzled by new gleams of richness.

Ensuring
Happier and
Harmonious Life

Just as a precious gemstone brings prosperity and positivity to one's life, Surya Emerald is designed to fetch all the heavenly goodness and blessedness into your life. Ensuring peace and harmony, not just among family members but also with fellow dwellers; your life here will blossom and flourish for sure.



Driven by
Values, backed
with Quality



SURYA BUILDCON

Not just building homes, but nurturing lives for generations – this is the dictum that we follow diligently at Surya Buildcon. Surya Emerald is a clear manifestation of our dedication towards delivering the finest for you.



Check it out from any angle, be it the location, the amenities, the construction quality or the transparent dealing, you will realise that this is the home that you will like to gift your next generation.





Precious and
Prestigious
Location

The premium feel of Surya Emerald starts with its location itself. It is situated in one of the most envious locations of Ahmedabad, almost on the Iskon - Ambali Road, between the happening S.G.Road and S.P. Ring Road. The area, brimming with plush bungalows and ultra modern residential projects amidst lush greenery, is poised to be one of the most classy and swanky neighborhoods of the city.



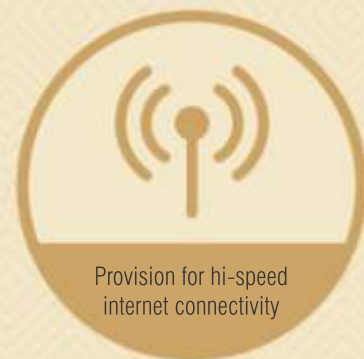
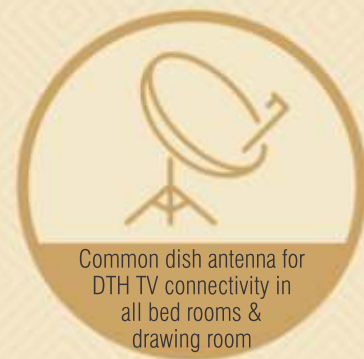
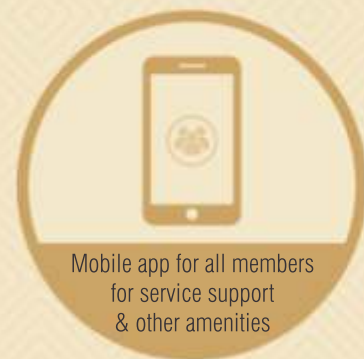
"All the amenities for A Peaceful, Pleasant Life"



Exclusively designed, air- conditioned entrance foyers for each block with visitor lounge | Indoor Sports (Pool Table, Chess, Carom)
Senior Citizen's sit-out | Outdoor projection screen | Fully developed common terrace areas for multiple activities



"Lush Greenery with ample reasons for excitement"



Maintenance staff with administrator | Exclusive car-wash area | Drivers' wash rooms
Garbage collection & disposal facility | Individual mail boxes



Specifications

Structure

- Quality controlled, earth quake resistant, 7-storeyed RCC frame structure over stilts & basement.
- Full basement with ample parking facility
- Anti-termite treatment for entire structure
- Professionally water-proofed terrace with thermal insulation

Air-conditioning

- Energy efficient VRV based premium brand central air-conditioning unit for each apartment with hi-wall split units in all rooms

Plaster work

- Polymer textured external walls with premium acrylic paint
- Single coat plastered internal walls with white cement based putty

Flooring & Tiling

- Mirror polished Italian marble flooring in Drawing, Dining, Family room & passage
- Premium quality laminated wooden flooring in Master Bed room
- Premium quality digital / vitrified tiles in all other bed rooms, kitchen, balcony & utility areas.
- Premium quality large format tiles dado in all toilets up to false ceiling level with 7 different design options

Doors & Windows

- Decorative polished veneer main entrance door with hi-quality locking arrangement
- Fully laminated internal flush doors with polished wooden frames & premium SS/Brass hardware & mortice handles
- Hi-quality double-glazed, powder-coated aluminium windows
- Granite jambs for all windows

Electrical

- 3-phase concealed electrical copper cabling (ISI, fire-retardant) with ample electrical points & MCB+ELCB protection
- Premium quality modular switches
- Provision for easy up-gradation to automation
- Provision for Landline phone connectivity
- Provision for DTH TV connectivity in drawing room & all bed rooms
- Provision for hi-speed internet connectivity
- Geyser points for all toilets & kitchen

Plumbing & Sanitation

- Pressurized water-supply for all toilets with energy efficient supply system
- Premium quality sanitary ware & fittings in all toilets with 10-years manufacturer's service warranty

- Combination of semi-recessed & counter-top wash basins with granite/ marble counters
- Glass shower enclosure for master bed room toilet with rain shower
- Hi-quality concealed CPVC plumbing lines & suspended drainage lines for easy maintenance
- Metal false ceiling in all toilets for easy maintenance
- Hot-cold mixers for wash basins & shower in all toilets
- Convenient geyser installation locations

Kitchen

- Choice of premium quality Blue Pearl granite or Corian top kitchen platform
- Premium SS sink with drain board
- Hot-cold mixer for sink with provision for geyser installation
- Provision for convenient water purifier installation
- Provision for convenient washing machine installation
- Store room with pre-designed polished Kotah stone shelves

Common Areas

- 2 premium lifts for each tower
- Stone finished staircase with SS railing
- Air conditioned, elegant entrance foyer at ground floor level with Granite / Marble flooring in each block
- Hi-traffic resistant tiles flooring in all foyers

Please Note

- Stamp Duty, Registration charges, Legal charges, Service tax, VAT, AMC charges & Electricity Company charges (including sub-station & cable) and any additional charges or duties levied by the Government / Local authorities during or after the completion of the project shall be payable extra by the purchaser / member / unit holder as applicable.
- Society Maintenance Deposit & Maintenance Charges will be payable extra by each member / purchaser / unit-holder as applicable.
- In the interest of continual development in design & quality of construction, the Developers reserve all rights to make any changes to the project including technical specifications, designs, planning, layout and these changes shall be binding to all purchasers / members / unit holders.
- Changes / alternation of any nature, by the purchaser / member / unit holder, including the elevations, exterior colour scheme of the project or any other change affecting the overall design concept & outlook of the project, are strictly NOT PERMITTED during or after the completion of the project.
- Furniture & fixtures shown in the images of the brochure are just for presentation and are not offered with the project.
- This brochure is intended only for easy display and information of the project and does not form part of legal document.
- The Developers reserve all the rights to design, construct & sell any additional area, units, apartments and/or floors in case of any increase in permissible FSI or Built-Up area by the Competent Authority, at any times during or after completion of the project and the same shall be binding to all unit holders / members / purchasers and the project as a whole.
- Rights to the terrace will remain vested with the Developers at all times during or after completion of the project.



GROUND FLOOR



TYPICAL FLOOR



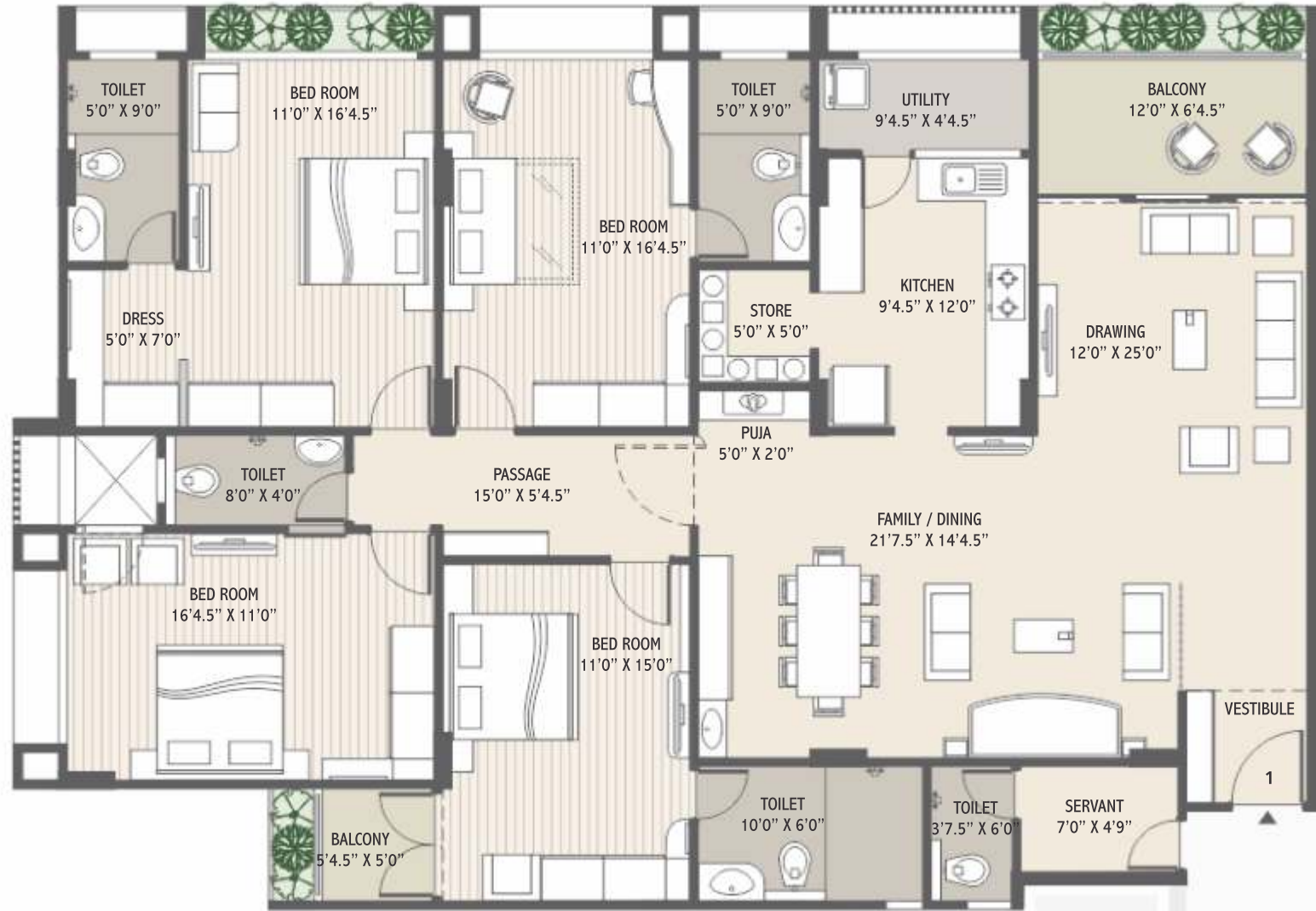
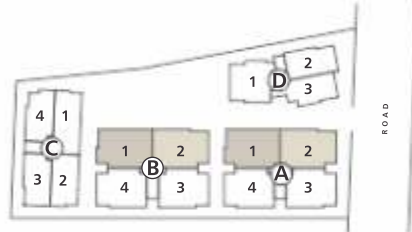


A HOME THAT
REFLECTS YOUR
TRUE STATURE





4 BHK
BLOCK - A & B
UNIT - 1 & 2



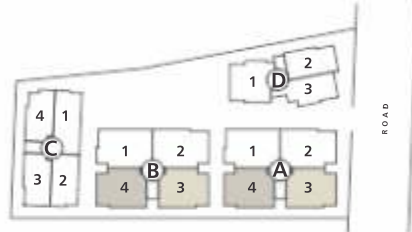


LAVISH AND
LUXURIOUS, AS MUCH
AS YOU WANT IT TO BE





4 BHK
BLOCK - A & B
UNIT - 3 & 4



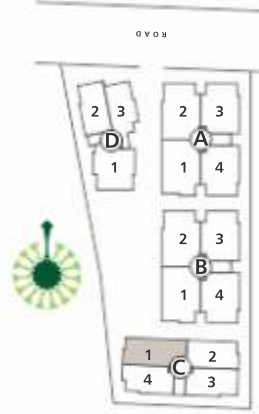


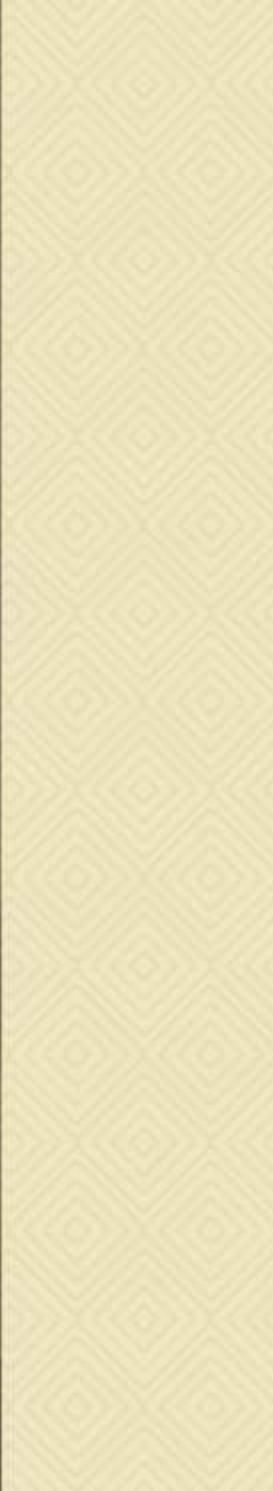
ENIGMATIC AND
ENCHANTING, AS YOU
HAVE ALWAYS DESIRED





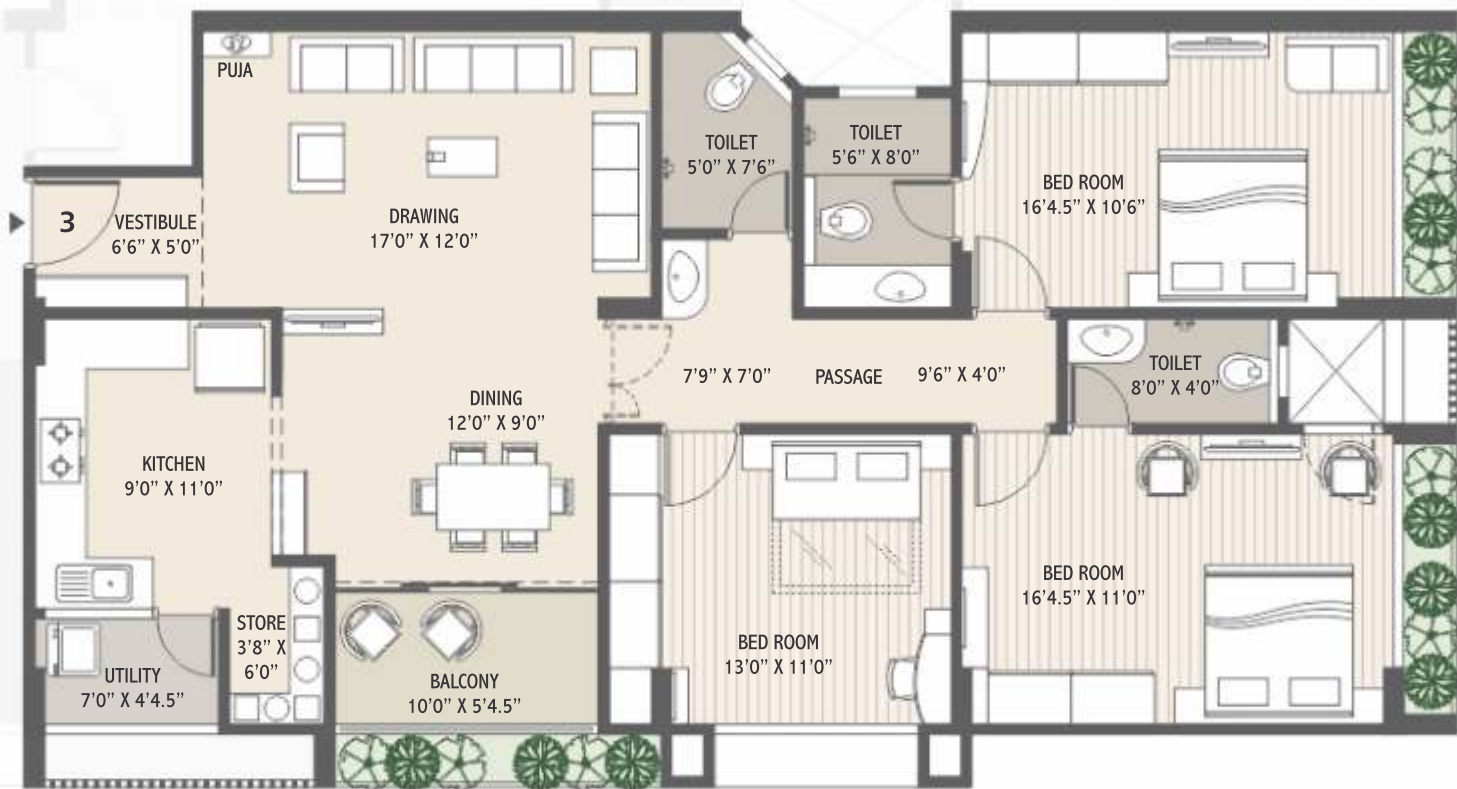
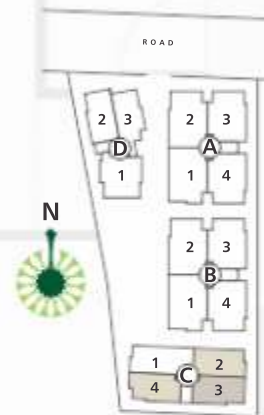
3 BHK Premium
BLOCK - C
UNIT - 1







3 BHK
BLOCK - C
UNIT - 2, 3 & 4





BASEMENT



OPULENT
LUXURY,
AS DESIRED



DEVELOPERS



Surya Emerald

Opp. Adiraj Bungalows
Between Hira - Rupa Hall & Santossa Park
Nr. Ashok-Vatika Area, Iskcon - Ambli Road, Ahmedabad.
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